

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Owner 1:	WILLBANKS NANCY J			
Owner 2:				
Owner 3:				
Street 1:	42 SUNNYSIDE AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 4,650 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 1974 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10675	Total SF/SM:	4650	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	358,081	Spl Credit	Total:	358,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4650.000	285,100		358,100	643,200
Total Card	0.107	285,100		358,100	643,200
Total Parcel	0.107	285,100		358,100	643,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		325.84	/Parcel: 325.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,100	0	4,650.	358,100	643,200	643,200	Year End Roll	12/18/2019
2019	101	FV	225,700	0	4,650.	324,500	550,200	550,200	Year End Roll	1/3/2019
2018	101	FV	225,700	0	4,650.	307,700	533,400	533,400	Year End Roll	12/20/2017
2017	101	FV	225,700	0	4,650.	268,600	494,300	494,300	Year End Roll	1/3/2017
2016	101	FV	225,700	0	4,650.	229,400	455,100	455,100	Year End	1/4/2016
2015	101	FV	211,700	0	4,650.	212,600	424,300	424,300	Year End Roll	12/11/2014
2014	101	FV	211,700	0	4,650.	176,200	387,900	387,900	Year End Roll	12/16/2013
2013	101	FV	211,700	0	4,650.	167,900	379,600	379,600		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
4/29/2009	Measured	372	PATRIOT
6/14/2000	MLS		
2/22/2000	Mailer Sent		
2/22/2000	Measured	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Legal Description		User Acct
		23076
		GIS Ref
Entered Lot Size		GIS Ref
Total Land:		
Land Unit Type:		Insp Date
		12/07/18
033.0-0004-0008.A		!2746!



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	23076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	18:06:11

LAST REV

Date	Time
05/14/19	14:02:56

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